

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 355,000.00

This Document Prepared By and Return to:  
Darlene K. Pegg, CLC President  
Elite Title of the Treasure Coast, Inc.  
3055 Cardinal Drive, Suite 105  
Vero Beach, FL 32963  
Courthouse Box 82

① \$27.00  
\$2,485.00

Parcel ID Number: 32-39-01-00008-0000-00704/0

# Warranty Deed

This Indenture, Made this 16th day of June, 2017 A.D. Between Joseph A. Gundermann and Kathleen C. Gundermann, husband and wife

of the County of Suffolk, State of New York, grantors, and Randall P. Stern and Elizabeth Stern, husband and wife

whose address is: 110 Park Ave, Greenwich, CT 06830

of the County of Fairfield, State of Connecticut, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida to wit: Unit 704 of North Village, Module I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 574, Page(s) 1643, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

TOGETHER with all of its appurtenances, according to said Declaration of Condominium; and together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Kath M Reiter  
Printed Name: Kathleen M. Reiter Witness #1 to both  
Joseph A. Gundermann (Seal)  
Joseph A. Gundermann  
P.O. Address: 39 Ederis Lane, Huntington, NY 11743

Regina T. Brown  
Printed Name: Regina T. Brown Witness #2 to both  
Kathleen C. Gundermann (Seal)  
Kathleen C. Gundermann  
P.O. Address: 39 Ederis Lane, Huntington, NY 11743

STATE OF New York  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 16th day of June, 2017 by Joseph A. Gundermann and Kathleen C. Gundermann, husband and wife

who are personally known to me or who have produced their Valid driver's license as identification.

KATHLEEN M. REITER  
Notary Public  
Qualified in Suffolk County  
Commission Expires Jan. 3, 2021

Kath M Reiter  
Printed Name: Kathleen M. Reiter  
Notary Public  
My Commission Expires: 1/3/21

KATHLEEN M. REITER  
Notary Public, State of New York  
No. 01RE6120002  
Qualified in Suffolk County  
Commission Expires Jan. 3, 2021

**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, THAT NORTH VILLAGE CONDOMINIUM ASSOCIATION, INC. a non-profit corporation, existing under the laws of the State of Florida, hereby and herewith waives and relinquishes its right of first refusal to purchase the following described property presently owned by:

Joseph A. Gundermann and Kathleen C. Gundermann

which is being sold to:

Randall P. Stern and Elizabeth Stern

(Property) 777 Sea Oak Drive – Apartment 704

This waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above name proposed purchaser take title to the same or upon the subsequent sale of the property by the proposed purchaser.

IN WITNESS WHEREOF, NORTH VILLAGE CONDOMINIUM ASSOCIATION, INC. has caused these present to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 10<sup>th</sup> day of May, 2017.



NORTH VILLAGE CONDOMINIUM ASSOCIATION, INC.

BY: J. Thomas Dunlevy  
President

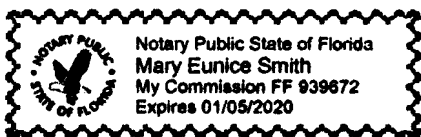
ATTEST: Jeanette Genovese  
Secretary

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared J. Thomas Dunlevy and Jeanette Genovese well known to be the President and Secretary, respectively, of the Corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly invested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid this 10<sup>th</sup> day of May, 2017.

(NOTARY SEAL)



Mary Eunice Smith  
Notary Public, State of Florida at Large  
My Commission expires 1/5/20

**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOW, that JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, existing under the laws of the State of Florida, hereby and herewith waives and relinquishes its right of first refusal to purchase the following described property presently owned by:

Joseph A. Gundermann and Kathleen C. Gundermann

being sold by said owner to

Randall P. Stern and Elizabeth Stern

(Property) 777 Sea Oak Drive – Apartment 704

This Waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above named proposed purchaser take title to the same or upon the subsequent sale of the property by its proposed purchaser.

IN WITNESS WHEREOF, JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 10th day of May, 2017

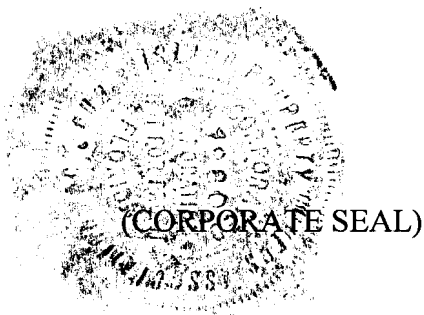
JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY:

Peter Graham  
President

ATTEST:

James L. Moller  
Secretary



STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared

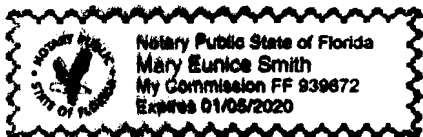
Peter Graham and James L. Moller

Personally known by me to be the (  ) President and (  ) Secretary, respectively, of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and county aforesaid this

10th day of May, 2017.

(NOTARY SEAL)



Mary Eunice Smith  
Notary Public, State of Florida at Large  
My Commission expires:

1/5/20